



Property

The site is located at 8530 Vineyard Drive Paso Robles, CA (APN 014-331-073). The site totals +/-120 acres zoned Agriculture and under Williamson Act contract. The property is home to Pasolivo Olive Oil production facility, owned by Willow Creek NewCo LLC, which includes a 3,100 sf production and tasting room structure; processes award winning olive oil from its onsite 45 acre olive orchard.

Pasolivo has been named a Top Ten Oil in the World and Best in Show winners from the Los Angeles International Olive Oil Competition to the San Diego Wine & Food Show. Pasolivo continues to focus on creating a handcrafted American olive oil that can be shared with people all over the country.

Existing Conditions

The site currently has an olive oil processing mill and tasting room, which processes over 45 acres of olive orchard, a large barn, and several residences. The olive orchard is over 15 years old and includes a dozen varietals, predominantly Tuscan varietals. The varietals include Frantoio, Leccino, Pendolino, Lucca, Moraiolo, Mission, Manzanillo, Sevillano and Ascolano olives.

The olive processing/tasting room structure is existing and on the interior of the lot. It is not visible from Vineyard Drive and is adjacent to the existing development on the site. The existing road that is used for the olive processing facility will be utilized for the proposed project. Vineyard Drive will provide both the primary and secondary access to the facilities.

Permit History

A Minor Use Permit (MUP) was approved in 2000 (D990187P) approving a 1,344sf olive oil production facility on the property. The 2000 approval described the use as a production facility with wholesale distribution of the end product. On-site retail sales of olive oil were not included in the 2000 MUP approval. All conditions were satisfied for this MUP and the MUP was vested in July 2002.

After approval of the 2000 MUP a subsequent building permit (PMT 2004-03307) was applied for to build a 1,258sf addition to the existing olive production facility. The Building Permit approved shifting the olive production area to the new portion of the building and then

converting the previous production area (old processing area – current olive tasting room) to non-conditioned ag storage. This building permit and re-orientation of production area was found to be in substantial conformance with the 2000 MUP and finalized in January of 2006.

A subsequent MUP was submitted to the County in 2006 (DRC 2006-00061). This MUP was a reconsideration of the 2000 MUP with a request to add a public tasting component for the olive oil production facility (in non-conditioned ag storage area) as well as the addition of a wine production component (winery), including a tasting room, and a special event program with up to 6 events a year with a maximum of 80 attendees. This use permit was approved on June 1, 2007 and all components of the MUP, with the exception of the special event program, were determined to be vested on March 2, 2012.

Proposal

The following project proposal is for a Phased Minor Use Permit to expand the existing Ag Processing and Visitor Serving uses into new buildings and reconfigure use areas within the existing structures. The proposal also includes a request for a special event program using the provisions contained in the Land Use Ordinance relating to Temporary Events.

Phased Construction-Ag Processing and Temporary Events

PHASE ONE: 3,000 sf Ag Processing Building

Construct new (3,000sf) building for Ag Processing Uses

Use areas to include:

- Ag Processing (wine / olive)
- Ag Storage (wine / olive oil / misc supplies)

Phase 1 allow processing of off-site olives

PHASE TWO: 6,820 sf Replacement Barn

Construct New Replacement Barn (existing barn may be dismantled in Phase I or Phase II)

Uses within the new structure to include:

- Tasting Room
- Ag Processing (Wine)
- Ag Storage (Wine and Olive Oil / Products)
- Commercial Kitchen
- Restrooms

Other Ag Processing Improvements

- Ingress and egress improvements
- Parking upgrades
- Utilities

- Conversion of existing tasting room in Mill building to ag production related offices

Establish and Vest Temporary Event Program

- 20 events annually , with no more than 200 attendees
- 10 Year Timeframe for Events
- No Outdoor Amplified Music

PHASE THREE: 2,600 sf Tasting Room

Construct new stand alone tasting room (2,600sf) building

Uses within the new structure to include:

Olive Oil Tasting/Retail

- Olive Oil Tasting / Retail Area
- Restrooms
- Storage

Other Ag Processing Improvements

- 1,540sf Outdoor Terrace
- Creation of parking area near tasting room identified on site plan
- Conversion of tasting room in replacement barn to ag / olive oil / wine storage

Event Program

Temporary Events-Annual Program

20 events with up to 200 people

Temporary Events are proposed to occur during Phase Two and will occur outside or in existing buildings. Indoor locations include the replacement ag barn and the tasting room; outdoor areas are located immediately north of the barn, and occasionally at the tasting room terrace. The permit is not requesting outdoor amplified music during events.

Event overflow parking will be located at the existing parking area near the barn and an unimproved area beyond the ag processing structures, identified on the site plan. Per the County's Land Use Ordinance event overflow parking may be provided in areas with slopes under 10% that are void of flammable vegetation. Secondary access is provided from the event parking areas to Vineyard Drive on a 20' wide access road.

Event Types- General Discussion

Pasolivo is seeking the approval for temporary events to be held onsite. The desire is to be able to showcase their agricultural product through events. Events present the ability to expand

their direct to consumer marketing plan. Pasolivo olive oil can be incorporated into these events in many ways from the food to the onsite agricultural experience.

Event types (hypothetically and not limited to):

Farming symposiums, culinary and art shows, wine and food symposiums, weddings and corporate dinners, olive oil making seminars.

Non-Profit Events:

The Events and activities listed above do not include Non-Profit Events. The Land Use Ordinance currently does not regulate Non-Profit Events. Pasolivo intends to continue to make the property available for use by local non-profits for fundraising activities. The ownership understands the important and vital services non-profit organizations provide to the local community. It is part of the ownership philosophy that the Temporary Event program at Pasolivo include a 'give-back' component and that Non-Profit events at the site are not restricted unintentionally.

Siting

The existing olive mill and tasting room is located at the interior of the lot. It is not visible from Vineyard Drive and is adjacent to the existing development on the site. The new tasting/retail building will be located near the old foreman's residence, to the north of the replacement barn. There is an outdoor wooden terrace proposed to be located in the location of the old foreman's residence. The tasting/retail building will be screened with existing oaks and new plantings as proposed on the landscape plan.

Access

Pasolivo proposes to continue to utilize the existing primary entrance for visitor and production (as has been permitted previously). The existing access will be limited to ingress and will essentially be a one way circulation until it meets the new tasting room and barn vicinity. At this point, it diverts where it either branches off to a two way circulation back to the processing/overflow parking area, or branches back to Vineyard Driveway to the exit. Minimal directional signage will be provided to direct visitors to the appropriate locations. Access locations were examined by a traffic engineer and input was implemented into the project site design.

Grading, Drainage & Utilities

The total (new) project site disturbance involves a total of 3.5 acres (limits identified on preliminary grading and drainage plan). The project will utilize portions of the existing access and infrastructure.

Total Area Disturbed: 4.7 acres

Area previously disturbed with existing improvements: 1.2 acres

(New project will disturb an additional 3.5 acres)

New improvements involve:

- Access-Reconfiguration of existing access and new extension for egress
- Pedestrian circulation-pathways, ADA accessibility
- Utility upgrades-water lines
- Building Pads-Replacement Barn and Tasting Building
- Retaining walls
- New parking area at new tasting room building

The project will be adding approximately 1.3 acres of impermeable surfaces. Impacts from these impermeable surfaces are addressed through best management practices (BMP). Several vegetated swale areas have been incorporated throughout the site's existing and proposed landscape in order to implement and catch run off from those surfaces. Further BMP's are addressed in the landscape plan.

Landscape:

New landscape is planned for areas around the new tasting/retail building and the replacement barn. Plantings were chosen from the County's approved plant list and involve shrub species such as lavender, rosemary, manzanita, sage and brush. In addition to oak tree mitigation planting onsite, the palette also includes madrones, sycamores, western redbud and flannel bush. A dry hydroseed mix will be dispersed amongst disturbed areas in efforts to re-vegetate those areas back to a natural state. Vegetated swales will be comprised of natural grass species and emergency species.

Landscape accent lighting is proposed to highlight a few of the oaks onsite and occasional down shielded lighting is proposed along the access and small bollards along the pathways. Please refer to proposed lighting plan for further information on location and specifications.

Signage:

Two monument plaques are proposed at the entry and exit. These will be small metal signs attached to the entry fencing/pilasters. Minimal onsite directional signage is proposed onsite to direct visitors to appropriate parking areas and refrain from entering the orchards and production areas. The total site signage proposed will not exceed 100sf.

Cultural Resources:

A Cultural Resource Assessment was conducted to examine two existing structures onsite which are proposed for demolition or replacement: the old foreman's residence and an ag barn. A Phase I Archaeological survey was conducted due to the proximity of drainage. The assessment was performed by LSA and the results concluded that neither structures were of historical significance as they did not meet the criteria for a significant resource as defined by CEQA. Additionally, no cultural resources were discovered during the Phase I archeological survey. The report and its mitigation measures are included with the application package.

Water*Fire Suppression Storage*

Existing fire suppression and other fire protection measures will be evaluated by Cal Fire as part of the MUP review process and for future building permits. A master fire protection plan has been designed by Collings and Associates, which is included in the application. This master plan factors in the proposed phased construction which includes commercial sprinklers for the new tasting/retail building and replacement barn since it will be occasionally utilized for public occupancy, as well as the potential future expansion for ag processing/storage building at Phase Two. Approximately 45,000 gallons worth of water storage will be provided in a stainless steel tank, upslope of the project site, near the residences and amongst oaks. The tank will be neutral color and screened by existing oak trees. The storage tank is sited at an elevation that will capture gravity flow. Access to the tank and utilities lines will be provided by and follow the residential driveway.

Domestic Use

The original water demands associated with the domestic uses (tasting room patrons, employees, events) suggested the project would use approximately 137,450 gallons of water annually. Since the Minor Use Permit was submitted, the water numbers have been further refined and based on conservative assumptions and calculations provided by North Coast Engineering, the annual water use slightly increased to 151,250 gallons of water annually (an increase of 13,800 gallons of water annually). The daily water demand for the project is 250 gpd. During the 20 event days, daily water use may increase up to 3,250 gpd. Water is provided from an onsite well which produces 104 gpm. The existing well has sufficient production rates to meet the daily and annual water demands for the project. In fact, the annual water use for the project could be provided in a single 25 hour period. (104 gpm * 25 hours = 156,000 gallons)

Additional water conservation and energy efficiency measures will be incorporated into the project including but not limited to the following:

Landscape Water Conservation Measures

- Drought tolerant landscape
- Mulch is used for more efficient maintenance-moisture retention
- Irrigation is monitored

Indoor Conservation Measures

- All High Efficiency Toilets (1.28 gallons per flush or less)
- Tankless water heaters
- Recycled wood siding
- 100% aluminum recycled siding
- Future solar photo-electrical panels
- Energy star light fixtures and appliances
- Low voc paints
- Cool roof

Wastewater

Domestic wastewater generated by the new development for typical daily loading will be handled through a septic tank and seepage pit disposal system. Based on percolation reports conducted in April 2014 and again in January 2015, a minimum of three seepage pits were recommended by Geosolutions. Portable restrooms will be brought to the site as supplemental domestic disposal during events.

Biological

Spring/Summer surveys were conducted and a biologist report was completed. No special species of concern were identified on the site. Impacts to oak trees are anticipated and will be further observed and documented by the project arborist. The arborist provided an initial site visit to observe existing oak tree conditions and safety measures. The arborist provided direction to remove and trim certain trees to improve the tree's health and to provide overall safety for the public. These removals/impacts are addressed in project design. Additional impacts are anticipated to oaks near the access in order to upgrade for full compliance with Cal Fire and County compliance. Both a biological assessment and arborist report are included in the application materials.

Traffic

The County of San Luis Obispo Public Works Department reviews discretionary projects which will generate public traffic based on an adopted policy by the Board of Supervisors (Resolution 2008-152). This policy outlines methodology for evaluating potential impacts of proposed developments in rural areas of the County. This policy was updated in 2008 to establish specific requirements for projects that generate 'public traffic'. This policy refined the County's previous policy from a congestion oriented approach to an approach that took into consideration the potential for a project to increase the collision exposure on the County's rural roads. The revised methodology was intended to determine whether or not specific mitigation measures need to be incorporated into a project to reduce the collision rates acceptable limits. The means to assess a project's potential impacts is through the preparation of a Roadway Safety Analysis (RSA). The adopted policy (Reso 2008-152) outlines when an RSA would be required and its context. The County Public Works Department can make the ultimate decision on whether or not an RSA is required for a project. The County of Public Works Department reviewed the Pasolivo project scope and collision history along this segment of Vineyard Drive and determined that RSA was not required for the project. However the applicant prepared an RSA.

The RSA evaluated public trips that will be generated by this project. For the RSA purposes, the number of "public" trips generated by the project totals seven peak hour trips and 38 daily trips. Since the project is expected to typically generate less than 10 public peak hour trips at build out and the temporary event public peak hour trip total is 80 trips, roadway improvements are not required by the RSA policy. Further, no traffic collision safety issues were identified.

Sight distance was evaluated for the existing driveway (ingress) and proposed secondary (egress) were updated to ensure compliance. It was noted again that both driveways will comply with County sight distance requirements.

The RSA and also went beyond its typical scope to include information related to overall project trips (both public and agricultural related). The overall estimated project trip generation is 62 daily (ADT) with 11 peak hour trips Based on the existing roadway volumes (637 ADT), the additional project traffic (62 ADT) does not change the existing roadway Level of Service (LOS A).

Land Use Element and Inland Land Use Ordinance Consistency:

The application involves a variety of potential uses onsite, which will all comply with the appropriate sections of the County's Land Use Ordinance. The compliance discussion will cover the following uses:

- Ag Processing –Section 22.30.070
- Ag Retail & Tasting- Section 22.30.075
- Temporary Events- 22.30.610

Ag Processing and Retail Compliance

22.30.070 - Agricultural Processing Uses

Agricultural processing activities, including but not limited to wineries, packing and processing plants, fertilizer plants, commercial composting and olive oil production without the use of solvents, are allowable subject to the following standards.

A. Permit requirements.

1. **Minor Use Permit** approval is required for agricultural processing activities, including but not limited to wineries, packing and processing plants, fertilizer plants, and commercial composting, unless Section 22.08.030 (Project-Based Permit Requirements) or Subsection D. would otherwise require Conditional Use Permit approval.
2. **Olive oil production.** In the Agriculture and Rural Lands land use categories the permit shall be determined by Section 22.06.030, Table 2-3 for olive oil production as allowed by this Section where the 100 percent of the raw materials being processed are grown on the site of the processing facility or on adjacent parcels. Olive oil production facilities as allowed by this Section where any of the raw materials being processed are not grown on the site of the processing facility or on adjacent parcels shall be subject to Minor Use Permit approval.

B. Application content.

1. **Public notice.**
 - a. **Prior to application submittal.** The applicant shall submit evidence that the neighboring property owners and the applicable advisory group were notified of the request prior to the submission of the land use permit to the county. This notice shall be provided by the applicant sending a letter using the form provided by the Department of Planning and Building. The letter shall be mailed or delivered at least 10 days prior to application submittal to the applicable advisory group and to all owners of real property as shown on the latest equalized assessment roll within 1,000 feet of the subject site.
 - b. **Public hearing notice.** Public notice shall be provided to owners of property within a minimum of 1,000 feet of the exterior boundaries of the proposed agricultural processing site and to all property owners fronting any local roads that serve the facility back to an arterial or collector, instead of in the manner normally required for public hearings by Section 22.70.060. Public notice may be required to be provided to properties greater than 1,000 feet away for certain applications at the discretion of the Director of Planning and Building.

A letter outlining the project components was sent to all neighbors within 1,000 feet of the property in September 2013.

2. **Description of use.** Applications for agricultural processing uses are to include a description of all processes and equipment proposed for use on the site, and a description of measures proposed to minimize the off-site effects of dust, odor or noise generated by the proposed operation. Such information is to be provided in addition to that specified in Article 6 (Land Use and Development Permit Procedures), in order to evaluate the conformity of a proposed use with the standards of Article 3 (Site Planning and General Project Design Standards).

- C. **Minimum site area.** No minimum required unless Subsection D. would otherwise require a minimum site area.

Olive oil production. For the purposes of this section the production of olive oil is the making of edible oil obtained solely from the fruit of the olive tree (*olea europea L.*) and specifically excludes the manufacture of edible oils obtained using solvents or re-esterification processes and any oils resulting from a mixture with other oils except in the making of flavored olive oil. Olive oil processed using solvents is included under "Food and Beverage Products".

- a. **Solid waste disposal.** Pomace may be used as fertilizer or soil amendment, provided that such use or other disposal shall occur in accordance with applicable Health Department standards.
- b. **Liquid waste disposal.** Standards shall be set, where applicable, through Regional Water Quality Control Board discharge requirements developed in compliance with Section 22.10.180 (Water Quality).
- c. **Setbacks.**
 - (1) **Rural areas.** All structures and outdoor use areas shall be a minimum of 200 feet from each property line and no closer than 500 feet to any existing residence outside of the ownership of the applicant.

This application includes the continuation of olive oil production of on-site olives and storage. Olive oil production will continue to be processed at the existing mill. The existing mill is 100' from the property line and is an approved olive oil processing facility for onsite olives only. Future storage of olive oil and other related processing items may occur at Phase One in a converted ag storage building and Phase II of the Replacement Barn. All buildings associated with making / milling of olive oil associated are over 200' from the nearest property line and almost 600' feet away from the exiting neighboring residence outside of ownership.

- d. **Parking.** None, provided that sufficient usable area is available to permanently accommodate all employee and visitor parking needs entirely on-site.

The site provides existing and future adequate parking for its olive oil production facilities.

- e. **Design standards.** In the Agriculture, Rural Lands or Residential Rural land use categories, all structures associated with olive oil production shall have an exterior design style that is agricultural or residential in nature. Structures shall not use an exterior design style typically associated with large industrial facilities unless the facility is proposed in the Commercial Service or Industrial land use category.

The exterior for the mill has a residential farmhouse character and will remain as is. The Phase One future conversion of ag storage to ag production storage is agriculture in nature, prefabricated metal exterior, which is indicative of the agricultural industry.

- f. **Lighting.** All lighting fixtures shall be shielded so that neither the lamp nor the related reflector or interior surface is visible from any location off the project site. All lighting poles, fixtures, and hoods shall be dark colored. No exterior lighting shall be installed or operated in a manner that would emit light, either reflected or directly, in an upward direction.

Lighting fixtures proposed to light access ways and pathways will be down lit or small bollards that will be non-reflective. Small accent lighting will highlight the majestic oaks onsite and all lighting will adhere to the provisions of this code. Please refer to the landscape and lighting plan included with this submittal package.

- g. **Tasting rooms and retail sales.** Tasting rooms and retail sales shall be clearly incidental, related and subordinate to the primary operation of olive oil production facility. On-site tasting rooms and retail sales of olive oil are subject to Section 22.30.075 (Agricultural Retail Sales - Farm Stands).

At buildout, the tasting/retail building 2,600sf of visitor area which is incidental to the 12,920sf ag processing/storage use areas onsite. This demonstrates that the visitor area is clearly subordinate to the ag processing use onsite. The new tasting room will abide by Section 22.30.075, compliance discussed below.

Ag Processing – Winery Setback Modification:

A modification to the setback requirements for wineries with tasting room to maintain a 200 foot property line setback and 400 foot from neighboring residences is required for the Phase II Replacement Barn. The corner of the Replacement Barn is located 93'-5" from the south

property line and the west wall of the building is located within 307 feet of the nearest residence.

A modification to the setbacks may be granted when the project satisfies any of the following findings:

- There is no feasible way to meet the required setbacks without creating environmental impacts or impacting prime agricultural land (SCS Class I, II and III);

Relocating the Replacement Barn to comply with the required setbacks would cause the project to shift out of the existing development envelope thereby creating additional environmental and ag land impacts (trees, swale, grading, etc).

- The property fronts an arterial or collector street;

The property fronts on Vineyard Drive, a Collector Road.

- The setbacks are not practical or feasible due to existing topographic conditions or existing on-site vegetation

Relocating the Replacement Barn to comply with the required setbacks would cause the project to shift out of the existing development envelope thereby creating additional environmental and ag land impacts (trees, swale, grading, etc).

- The building is a legally constructed existing structure that was built prior to 1980

While the Replacement Barn is not existing, it is being located in the same area as the existing barn which was built sometime in the 1920's.

22.30.075 - Agricultural Retail Sales

These standards apply to the retail sale of agricultural products in structures, or a portion of a structure, constructed or converted for agricultural product merchandising. Hay, grain and feed sales are subject to Section 22.30.210 (Farm Equipment and Supplies). Sales from vehicles and seasonal sales are subject to the applicable provisions of Section 22.30.330 (Outdoor Retail Sales). Sales in the field not involving a structure that requires a building permit, including U-Pick operations, are considered Crop Production and Grazing. The standards of this Section apply in addition to all applicable permit requirements and standards of the County Health Department, and any other applicable Federal and State statutes or regulations. It is recommended that applicants contact the County Health Department as early as possible to determine if any additional standards apply.

A. Limitation on use.

1. **Field Stand.** Field Stands allowed under this section are defined as an open or fully enclosed structure, where 100 percent of the fruits, vegetables, flowers, shell eggs, nuts, raw fiber or honey offered for sale are grown or produced by the operator and the stand is located on the site where the products offered for sale are grown or produced or on another site controlled by the grower. Does not include packaging, processing, sampling or tasting or the sales of any packaged or processed produce or products.
2. **Farm Stand.** Farm Stands allowed under this section are defined as a structure or portion thereof, where at least 50 percent of the floor area of the stand is dedicated to selling fruits, vegetables, flowers, shell eggs, nuts, raw fiber or honey that is grown or produced by the operator and the stand is located on the site where the products offered for sale are grown or produced or the sale of prepackaged non-potentially hazardous food, including olive oil, from a state approved source grown or produced on-site. The remaining 50 percent of the floor area of the stand may be used for the selling of fruits, vegetables, flowers, shell eggs, nuts, raw fiber or honey that is grown off site. The sale of prepackaged non-potentially hazardous food from a state approved source not grown or produced on site and other non-food ancillary items is limited to 50 square feet of storage and sales area and may include bottled water and soft drinks. Food preparation is prohibited except for food sampling or tasting.

B. Design Standards.

1. **Sales Area Limitation.** The floor area of the structure, portion of a structure and/or any outdoor display area shall be limited to a total of 500 square feet unless otherwise authorized by Minor Use Permit approval.

The project proposal includes a modification of the sales area to allow up to 1,900 sf of sales area within the 2,600 sf tasting room building.

2. **Use of Structures.** Agricultural Retail Sales located in a structure shall be permitted as required by applicable building codes.

The proposed olive oil and tasting building will comply with current building code when the building permit is filed for this structure.

3. **Location.** The principal access driveway to a site with a Field Stand or Farm Stand in a residential land use category shall be located on or within one mile of an arterial or collector. The driveway approach shall conform with current county standards for construction and sight distance.

Not applicable

4. **Setbacks.** Agricultural Retail Sales shall be located a minimum of 50 feet from the front property line, 30 feet from side and rear property lines, but no closer than 400 feet to any existing residence outside the ownership of the applicant. If it is not possible to maintain 400 feet from a residence outside of the ownership of the applicant, the setback can be modified through a Minor Use Permit.

Ag Retail Sales Setback- The applicant is requesting a modification to the ordinance to allow a setback of 300 feet to the nearest residence outside of ownership of the applicant (Phase II replacement barn). The project will comply with this standard when the sales area moves to the new tasting room building constructed during Phase III.

5. **Parking.** One parking space is required per 250 square feet of structure or outdoor display area. Parking shall be provided as follows, with such parking consisting at a minimum of an open area with a slope of 10 percent or less, at a ratio of 400 square feet per car, on a lot free of combustible material, on areas of the site that are not Class I soils as defined by the Natural Resource Conservation Service (NRCS), and outside of the public road right-of-way. Parking areas shall be located in an off-street area accessed by a driveway which conforms to local fire agency standards. The parking area shall be surfaced with crushed rock, Class II aggregate base or similar semi-permanent all weather surface.

The retail and tasting room combined totals 2,600sf which equates to 10 parking spaces. The site plan provides for 12 parking spaces which meets the required parking amount. A small 1,200sf portion of the parking area is located on Class II soils (188); this portion was previously disturbed and occupied by the foreman residence, its landscape, and ag access to the olive orchard.

Signage

2. **Office and Recreation categories.** The following signs are allowed in the Office and Professional and Recreation land use categories, with a maximum aggregate area of 100 square feet of signing per site:
 - a. Wall signs for each business or tenant, with the number of such signs allowed being equivalent to the number of building faces having a public entrance to the business. The allowed area for the wall signs shall be 10 percent of the building face, up to a maximum of 50 square feet. Such wall signs may be located on building faces other than those with public entrances.
 - b. One suspended sign with a maximum area of 10 square feet for each business or tenant.
 - c. One monument sign for each business or tenant with a maximum area of 40 square feet and a maximum height of five feet.

3. **Commercial or public assembly uses in other categories.** Where commercial or public assembly uses (churches, sports facilities, etc.) are located in the Agriculture, Rural Lands or Residential land use categories, signing is allowed as set forth in Subsection A.2 for the Office and Professional category.

Proposed signage will comply with the maximum total site signage of 100sf. A total of 96sf of site signage is proposed, which involves two, 40sf monument metal plaques fastened to pilasters, and four, 4sf directional signage markers which aid with onsite circulation to keep visitors out of olive orchards and ag processing areas and direct to appropriate locations.

23. **Exterior wall murals.** Wall murals are allowed on exterior walls and building faces that do not contain any commercial signage. A wall mural includes images or pictorial elements and does not include trademarks, logos, or text; has no commercial context; does not represent any product for sale and is consistent with community character. The applicant shall provide an illustration of the proposed mural to the community advisory group and mural society where such group(s) exist for review and comment, and to the Director prior to a determination that the mural is exempt. If the mural is deemed to not be exempt by the Director, the applicant shall meet all standards and obtain a sign permit (Zoning Clearance) as required by Chapter 22.20.

A painted exterior wall mural is proposed along the northwest facing building façade which depicts an olive branch. The mural meets the definition of an exterior wall mural since it does not have text and is a form of artwork.

Temporary Event Compliance

Temporary Events are a Recreation, Education and Public Assembly Use defined by Table 2-2 of the County LUO that is an allowable use in a Agriculture land use category, subject to specific use standards set forth in Section 22.30.610.

County Land Use Ordinance Compliance:

The application is to hold temporary events onsite in compliance with County Land Use Ordinance Section 22.30.610.

22.30.610 - Temporary Events

Where allowed by Section 22.06.030, temporary events are subject to the standards of this Section. (Swap meets are subject to the standards of Section 22.30.530 - Sales Lots and Swap Meets.)

A. Permit requirements. Minor Use Permit approval, except as follows.

B. Time limit. A temporary event shall be held in a single location for no longer than 12 consecutive days, or four successive weekends, except where a different time limit is established by other applicable provisions of the County Code or through Minor Use Permit approval.

This application includes a temporary event program. Temporary events that occur onsite will adhere to the time limit set forth in LUO Section 22.30.610B as stated above.

C. Location. The site of any temporary event other than public events and parades shall be located no closer than 1000 feet to any Residential Single-Family land use category.

The site is surrounded by properties zoned Agriculture.

D. Site design standards. All temporary events are subject to the following standards, regardless of whether a land use permit is required, except where alternate standards are established by Chapters 6.56 or 8.64 of the County Code.

1. Access. Outdoor temporary events shall be provided a minimum of two unobstructed access points, each a minimum of 18 feet wide, from the event site to a publicly maintained road.

2. Parking. Off-street parking shall be provided private events as follows with such parking consisting at minimum, of an open area with a slope of 10 percent or less, at a ratio of 400 square feet per car, on a lot free of combustible material.

a. Seated spectator events. One parking space for each 12 square feet of seating area.

b. Exhibit event. One parking space for each 75 square feet of exhibit area.

3. Fire protection. Facilities to be provided as required by the County Fire Department.

4. Water supply and sanitation. Facilities to be provided as required by the Health Department.

Two unobstructed access points are available from the event site to a publicly maintained road (Vineyard Drive). One access is existing and serves as the existing access to the olive oil processing and tasting room facilities. The other access point includes improvements to an existing ag road which currently serves as the connection between the olive orchard and processing facility. The road is proposed to be widened to provide two-way circulation for the

olive oil production facility and tasting room. A small extension will be constructed off the ag road to complete the access road out to Vineyard Drive. These improvements will serve as the visitor egress, agriculture service road and emergency access. Both of these access points were previously approved for commercial activity and events (DRC2006-00061). Both existing access points comply with County and Cal Fire access standards for temporary events. Overflow event parking areas are identified on the site plan; which are unimproved and under 10% slope.

Existing fire suppression and other fire protection measures will be evaluated by Cal Fire as part of the MUP review process and for future building permits. A master fire protection plan has been designed by Collings and Associates, which is included in the application. This master plan factors in the proposed phased construction which includes commercial sprinklers for the new tasting/retail building and replacement barn since it will be occasionally utilized for public occupancy, as well as the potential future expansion for ag processing/storage building at Phase Two. Additional 45,000 gallons worth of water storage will be provided in a stainless steel tank, upslope of the project site, near the residences and amongst oaks. The tank will be neutral color and screened by existing oak trees. The storage tank is sited at an elevation that will capture gravity flow. Access to the tank and utilities lines will be provided by and follow the residential driveway.

Ag Policy Compliance

The proposed project is consistent with surrounding uses. The site's primary use is and will continue to be agricultural – olive orchards and olive oil production. All temporary events will be held within the replacement barn and surrounding outdoor area on previously disturbed portions of the property. Only existing structures and roads will be used for events purposes; no new disturbance is proposed. Therefore, the proposed temporary event program will result in no impacts to the existing on site agricultural operations.

The proposed project is consistent with the Land Use Element of the County of San Luis Obispo's General Plan and Agricultural Department policies. Temporary Events are an allowed use in an Agriculture land use category, subject to County of San Luis Obispo Land Use Ordinance Section 22.30.610 as discussed in a previous section.

In addition, the project is consistent with the County's Agriculture Department policies because this project is utilizing existing disturbed area and will not interfere with the ongoing vineyard operations.

AGP6: Visitor Serving and Retail Commercial Use and Facilities.

- a. **Allow limited visitor serving and incidental retail use and facilities in agricultural areas that are beneficial to the agricultural industry and farm operators and are compatible with long-term agricultural use of the land. Such uses shall be clearly incidental and secondary to the primary agricultural use of the site and shall comply with the performance standards in the LUO.**
- b. **Locate the visitor serving and incidental retail use off of productive agricultural lands unless there are no other feasible locations. Locate new structures where land use compatibility, circulation, and infrastructure capacity exist or can be developed compatible with agricultural uses.**

As stated in the Ag and Open Space element, this policy recognizes the need for farmers and ranchers to diversify their on-site activities from production through the marketing of their agriculture products. The on-site promotion and marketing of local agriculture products is vital to the County's agri-tourism efforts. Olive oil is a growing agricultural industry and its ability to thrive in this county relies heavily on direct to consumer marketing, through sales and events.

This project includes the continued capability to provide an olive oil (and wine) tasting room to its visitors. The tasting room and outdoor visitor use areas will remain incidental to the existing mill operation onsite. The project also includes a second phase, which will add an additional ag processing/storage area. Part of the Pasolivo's direct to consumer marketing plan includes temporary events. Events will be held onsite which will present a rural and agrarian experience and interaction with agriculture onsite. Visitors will be exposed to the surrounding orchards and other nearby agriculture and will have the ability to taste and purchase the ag product

grown onsite at any of the events. A majority of the events will involve a culinary experience incorporating the olive oil into its recipes which can be enjoyed by visitors.

The tasting room and area which events will take place, are located in previous disturbed areas where the existing barn and residence were located. The visitor areas will not hinder or interfere with the existing ag operation, but will promote and enhance existing operations. Existing circulation will be utilized for ag and visitor use.

AGP18: Location of Improvements.

- a. **Locate new buildings, access roads, and structures so as to protect agricultural land.**

Discussion: This policy is intended to ensure that new facilities will be sited so that the most productive agricultural land will be kept available for agricultural production. On such land, allowable uses should generally be limited to those that are most directly related to agricultural production. Such limitations are found in existing inland LUE planning area standards that limit uses in the Arroyo Grande, Nipomo and Oso Flaco Valleys.

The intent of Ag Policy 18 is to maintain suitable agriculture land and keep new facilities from interfering with the existing and suitable ag production areas. The new structure is devoted to tasting and ag retail. Its location is at the old foreman's residence, a previous utilized area. The tasting/retail building will be accessed by an existing road. Phase three includes a conversion of an existing ag storage building to be used for future ag processing storage. All other structures are existing and or a replacement to existing structures and are all within a small portion of the site which has already been disturbed with previous projects and away from the olive orchards.

AGP24: Conversion of Agricultural Land.

- a. Discourage the conversion of agricultural lands to non-agricultural uses through the following actions:
 - 1. Work in cooperation with the incorporated cities, service districts, school districts, the County Department of Agriculture, the Agricultural Liaison Board, Farm Bureau, and affected community advisory groups to establish urban service and urban reserve lines and village reserve lines that will protect agricultural land and will stabilize agriculture at the urban fringe.
 - 2. Establish clear criteria in this plan and the Land Use Element for changing the designation of land from Agriculture to non-agricultural designations.
 - 3. Avoid land redesignation (rezoning) that would create new rural residential development outside the urban and village reserve lines.
 - 4. Avoid locating new public facilities outside urban and village reserve lines unless they serve a rural function or there is no feasible alternative location within the urban and village reserve lines.

The intent of Ag Policy 24 is to protect agricultural lands from conversion to non-agricultural uses through avenues of subdivision, land use re-designation and public facilities. The proposal is to explain an existing ag processing facility in areas that are not currently intensified in olive orchards.

The proposal does not change the zoning, proposes any subdivisions, or propose a public facility that is non-agricultural related. The project is consistent with the Ag 24 Policy because the project is related to agricultural (ag processing and retail), and will not hinder the current ag processing/production and Agriculture zoning onsite.

AG Policy 31

Ag Policy 31- Recreational Use of Agriculture Lands is an additional ag policy that is referred to when referencing recreational uses on Agriculture land. Temporary Events are defined in Table 2-2 as a Recreational Use therefore it is intuitive that AGP 31 is the primary policy in which to evaluate Temporary Events. AGP 31's intention is to promote recreational uses on privately owned land on a case-by-case basis, where such uses are compatible with the on-site and off-site agriculture and environmental resources.

Temporary events on this property will take place in and around existing structures and landscape. The area is nestled amongst agriculture which will provide the opportunity for guests to observe and therefore appreciate rural olive / olive oil production. The proposed events will not affect the ag use onsite and will utilize existing access and structures. The limited number of events occurring on the site will be compatible with the on-site agricultural operations and the larger agricultural neighborhood.

Williamson Act Consistency

California Government Code gives discretion to local jurisdictions to determine whether or not a use on a particular property is compatible with the Williamson Act Contract and the agricultural use of the site. Our County's locally adopted Rules of Procedure outline which land uses are compatible uses and which land uses are not compatible uses (Table 2). Ag Processing and Temporary Events are listed as 'Compatible Uses' in Table 2 of the County's Rules of Procedure.

The project is consistent with the Principles of Compatibility (Gov. Code 51238.1) as it will not:

- Significantly compromise the long term productive agricultural capability of the subject contracted parcel or parcels or on other contracted lands in agricultural preserves.
- Significantly displace or impair current or reasonably foreseeable agricultural operations on the subject contracted parcel or parcels or on other contracted lands in agricultural preserves.
- Result in the significant removal of adjacent contracted land from agricultural or open-space use.

The project proposes to utilize existing structures, replacement structures and new structures all within an existing developed +/-1.3 acre envelope. This building envelope exists currently and is separated from the on-site agriculture crops. Implementation of the project will not result in the removal of on site or off-site agricultural uses. The expansion of the ag processing uses on the site and the limited visitor serving components will support the marketing and sale of the ag products produced on site and in the greater Paso Robles area. The project is consistent with neighboring ag processing and visitor serving uses and will not interfere or hinder the existing ag on site or neighboring parcels currently under ag production.

Temporary Events BOS Interpretation Discussion

In 2009, the County of San Luis Obispo's Board of Supervisors provided an interpretation on Temporary Events definition, time limits and relation to Agriculture and Ag Policy 6. The following information is a summary of the Board's interpretation and how this project meets the adopted interpretation.

2. The Board of Supervisors makes the following interpretation regarding the application of Section 22.30.610 of the Land Use Ordinance, Title 22 of the County Code:

a. That a single Minor Use Permit can authorize multiple temporary events per site and the Review Authority will set a finite time limit for the life of the permit as part the action taken on the permit.

b. That Temporary Events are defined as "any use of a structure or land for an event for a limited period of time where the site is not to be permanently altered by grading or construction". That the use of existing structures temporarily during events, and grading not requiring a grading permit, does not constitute permanent alteration of the site. Also, that the interior remodeling of an existing structure that is limited to that needed to meet building occupancy and ADA requirements without expanding the building footprint, is not permanent alteration of the site.

c. That the applicable Review Authority shall continue to make a determination of what constitutes primary agricultural use and allowable secondary and incidental uses on a case by case basis in consultation with the Agriculture Department pursuant to existing Agriculture and Open Space Policy 6.

This proposal is consistent with the Board of Supervisor's resolution for the Temporary Events Section 22. 30.610 interpretations:

- a. The proposal is requesting 20 events be held onsite per year. This request is in the form of a Minor Use Permit application, which is at the discretion of the Review Authority. The project is conditioned to include a 10 year sunset clause for the use of the site for Temporary Events.
- b. Temporary Events are proposed for a limited period of time and no permanent alteration (grading or construction) of the site is proposed. Improvements were understood to be necessary in order to provide for the general health and safety of the general public and would not include any footprint expansion.

In order to ensure these safety measures it was understood that certain fire safety measures and accessibility would be required. The project includes improvements to a replacement barn structure that will provide for the safety for the general public (ADA and sprinklers). The current barn is not structurally sound for employees and public and is not efficient for ag equipment storage. The barn will be rebuilt and will enclose its

walls to appropriate fire rated material, install fire sprinklers, provide proper sanitary facility, structural upgrades and ADA accessibility. Its primary purpose is to shelter tractors, ag attachments and trailers, necessary to tend to the olive orchard operation. It is proposed that 20 days of the year it may be used for temporary events. The other 340 days of the year it will be used as ag equipment storage. The barn's building footprint will be sited in the same location; however will be re-oriented from a north-south direction to a north west/southeast direction to avoid current tree hazards and so it can better be utilized for ag access.

- c. The Review Authority will evaluate this proposal, in conjunction with the Agriculture Department to determine its primary agricultural use onsite and evaluate, on a case by case basis, whether the secondary use proposed is an allowable use in relation to Ag Policy 6.



OEG Ref 13-503

June 10, 2015

Adamski Moroski Madden
Cumberland and Green LLP
1948 Spring Street
Paso Robles, CA 93446

Subject: Roadway Safety Analysis- Pasolivo- 8530 Vineyard Drive
Paso Robles, CA 93446

Dear Mr. Green:

Orosz Engineering Group, Inc. (OEG) has prepared the following letter report for a Roadway Safety Analysis (RSA) relative to the subject project. This letter is intended to consolidate existing information related to the projects potential traffic impacts into a single document to support the County's position that the Pasolivo project will not result in significant traffic impacts nor require additional road improvements. We have reviewed the project information provided by Kirk Consulting, are familiar with the study area and the County of San Luis Obispo procedures and requirements for roadway safety analyses. A site visit was conducted to document the actual field conditions, lane geometry, sight distance and vehicle speed. The following report summarizes our findings relative to public trip generation, level of service (LOS), sight distance and parking.

EXISTING CONDITIONS

This section of Vineyard Drive contains two travel lanes, one in each direction. The travel lanes are approximately 12 feet wide. Based on a field speed survey conducted on Thursday, May 22, 2013 by OEG staff, the 85th percentile speed was found to be 45 MPH in the northbound approach and 50 MPH for the southbound approach along the portion of Vineyard Drive adjacent to the project site. The property is not located within the Templeton Road Area Fee Area.

PROJECT DESCRIPTION

Pasolivo's proposal includes the expansion of agricultural processing and storage uses onsite, as well as the relocation of the existing tasting room and a limited temporary event program. At build out, the project would include the following uses:

- Continued Use of Existing 3,100 sf building for Ag Production and Storage
- New Public Tasting Room Building: 2,600 sf
- New Ag Production Storage Building: 3,000 sf
- New Replacement Barn (6,820 sf):
 - Ag Production Storage: 3,091 sf
 - Active Use (Processing, Admin, etc): 3,729 sf

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Proposed Limited Temporary Event Program

The project proposes to hold up to 20 events annually ranging up to 200 person events and up to 50 persons the evening before the event for instances such as a rehearsal dinner or similar size event.

TRIP GENERATION RATES

Public Traffic Trip Generation

The project's public trip generation is estimated in two ways: regular operations and special events. The trips generated by a project used are derived from the trip thresholds included in the County Resolution 2008-152 for Roadway Safety Analyses (RSA).

The temporary events will occur during non-peak hours. The trip patterns are very focused. Prior to an event, half of the total event traffic generally arrives within a two hour window, with the majority of the traffic within the last 30-45 minutes before the event. At the end of the event, the remaining half of the traffic is expected to leave the venue over a one hour period and is more spread out. The temporary event peak hour trips are based on the number of attendees at each event divided by the average vehicle occupancy (2.5 people per vehicle). Based on the proposed number of events for this project, the project trip generation follows: 200 person event divided by 2.5 vehicle occupancy equals 80 Peak Hour Trips. Based on these arrival and departure patterns, the temporary event project trips will not have a significant impact on safety nor impact current circulation patterns.

Other Ongoing Permitted Activities

The current land use permit allows for winery related activities. Winery related activities are not currently occurring on the site, however, the following is a reasonable assumption of the number of winery related activities that occur with other small wineries in the region:

- Up to six winery pick up/industry events with up to 200 people
- Up to 12 winemaker dinners with up to 75 people
- Up to 12 other activities with up to 50 people
- Non-profit events may be held twice a year with an estimated 200 guests.

As these winery oriented events (the 20 special events requested or the on-going permitted activities above) would not occur on the same day or at the same time, the public peak hour design event trip totals to be used in the RSA would be 80 peak hour trips or less for each event.

Typical Daily Trip Generation Rates:

The project typical day trip generation is based on the proposed uses multiplied by a trip generation factor used by the County for the three basic uses at a winery facility:

- Warehousing/storage (0.32 pht per 1000 sf) - non-public trips,
- Administration/office/lab/production areas (0.97 pht per 1000 sf) – non-public trips and
- Tasting room/retail sales areas (2.71pht per 1000 sf) – Public trips.

Based on the proposed project, at build out, the trip generation is summarized by use and size in the following table.

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	Size	PHT		ADT	
		Trip Rate	Trips	Trip Rate	Trips
Tasting Room	2.600	2.71	7	14.77	38
Administration	3.729	0.97	4	6.97	26
Storage (old Barn)	-6.820	0.32	-2	3.56	-24
Storage	3.091	0.32	1	3.56	11
Storage	3.000	0.32	1	3.56	11
Project Total			11		62

The daily or Average Daily Traffic (ADT) trip rates used above are based on the same Institute of Transportation Engineers Trip Generation rates used for the peak hour trips by the County. The tasting room daily trip rates are reduced due to the fact that multiple wineries are visited by a single vehicle. The typical number of wineries visited on a daily basis is three. As shown above, the Project is expected to generate a total of 11 new peak hour trips and 62 daily trips upon build out of the project. For RSA purposes, the project generates 7 public peak hour trips and 38 public daily trips.

COUNTY OF SLO ROAD SAFETY ANALYSIS (RSA) REQUIREMENTS

The County of San Luis Obispo has an adopted policy (Resolution 2008-152) which outlines the methodology for evaluating potential impacts of proposed developments in the rural areas of the County. This policy was updated in 2008¹ to establish specific requirements for projects that generate 'public traffic'. This policy refined the County's previous policy from a congestion oriented approach to an approach that took into consideration the potential for a project to increase the collision exposure on the County's rural roads. This revised methodology was intended to determine whether or not specific mitigation measures need to be incorporated into a project to reduce the collision rates to acceptable limits.

The means to assess a project's potential traffic impacts is through the preparation of a Roadway Safety Analysis (RSA). Board Resolution 2008-152 outlines when an RSA may be required and the information that should be included in the RSA, however the County Public Works Department makes the ultimate decision as to whether or not an RSA is required for a project. The County Public Works Department reviewed the scope of the Pasolivo project and the collision history along a ½ mile segment of Vineyard Drive north and south of the existing driveway and based on the limited collision history determined that an RSA was not required for the project. However, a RSA was still prepared for this project.

¹ County of San Luis Obispo Resolution 2008-152 is attached to this letter report.

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SAFETY ANALYSIS

BOS Resolution 2008-152 Standard: Evaluate the collision rate for the primary access roadways within one-half (0.5) mile of the primary site entrance. Recommend improvements to reduce the potential for the collision patterns that are identified.

Project Analysis: The County of San Luis Obispo has indicated that one collision within the vicinity (0.5 miles of either site access point) of the project site over the past three years. Based on the data provided by the County, one collision on Vineyard Drive, about 0.5 miles to the south of the project entrance was identified. Based on the one collision over a three year period of time, the collision rate is less than significant. No collision safety issues were identified and no improvements are required.

ROADWAY IMPROVEMENTS

BOS Resolution 2008-152 Standard: The County RSA policy notes that for projects with 10 or fewer general operations public peak hour trips or less than 100 "public" special event trips, only an RSA is to be prepared, no roadway improvements are required.

Project Analysis: The project will generate seven general operation public peak hour trips and less than 80 "public" special event trips, therefore roadway improvements are not required.

LEVEL OF SERVICE ANALYSIS

The latest traffic counts provided by the County of San Luis Obispo (2011 data) show 637 ADT with 103 peak hour trips. These traffic counts include the existing operations at the existing facility. The count data indicated that Saturday afternoon around 3 PM was the peak hour. These traffic volumes indicate that Vineyard Drive is operating at LOS A based on County roadway level of service criteria.²

With the addition of project traffic, Vineyard Drive cumulative future traffic volumes would be 699 ADT (637 ADT existing plus 62 ADT project totaling 699 ADT). The resulting roadway level of service would remain at A, as a daily traffic volume of 3,500 ADT is the maximum number of daily trips at LOS A.

SIGHT DISTANCE EVALUATION

The project site is located along the eastern side of Vineyard Drive (8530 Vineyard Drive). An existing driveway provides access to the olive facilities. In the vicinity of the subject property, Vineyard Drive has a few minor curves in the road and there are several trees that are close to the roadway. The location of potential project site access points studied is shown in Exhibit 1. Access at the existing driveway location (Location A) currently serves as the existing olive processing mill and existing tasting room's ingress and egress. This location was previously approved by the County with the Minor Use Permit for the mill and tasting room (DRC2006-00061). A sight distance analysis was performed by OEG to evaluate various access locations along the project frontage for compliance with the County sight distance standards on July 1, 2013. The 2013 evaluation concluded that it would be necessary to remove additional oak trees to the south of the existing driveway (A) in order to meet County sight distance standards for egress.

² Based on the County of San Luis Obispo Roadway Levels of Service noted in Table 4.12-3 attached to this report.

ATTACHMENT 6

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An additional new access driveway off of Vineyard Drive at Location B was also analyzed previously in the original sight distance analysis (dated July 1, 2013). The sight distance analysis concluded that a driveway egress (exit) at this location would meet County stopping sight distance standards.³

Location	Required Stopping Sight Distance	Available Stopping Sight Distance		Comments
		Looking to Drivers Left	Looking to Drivers Right	
Existing Access (Location A)	NB 360' (45 MPH)	190'/340'	250'/450'	Short to left.
	SB 430' (50 MPH)			Ok to right.
Egress Access (Location B)	NB 360' (45 MPH)	250'/450'	500'+	Ok to left.
	SB 430' (50 MPH)			Ok to right.

Note: When two values are presented for the available stopping sight distance, the first number is the current condition while the second number is the sight distance with the recommended trees removed.

As seen in the table above, the access driveways conditions meet or can meet the County sight distance standards. The existing driveway meets the sight distance standards in one direction and is slightly short by 20' in the other direction (with modifications). To achieve the sight distance values noted above, trees would need to be removed.

Existing Access (Location A)

The existing site driveway access has been functioning without any problems for some time. At the existing primary access, there is a grouping of about six trees that lie south of the driveway, within 6-8 feet of the edge of the roadway within the last 100 feet closest to the driveway. To achieve the sight distance (calculated in the table above) to utilize this access point for egress, for visibility to the left, about five of these trees varying in diameter from approximately 6"-24" would need to be removed. Even if the significant number of trees are removed, the County stopping sight distance criteria cannot be met due to the existing roadway geometrics. To achieve the sight distance calculated to the right, two additional trees in the 18-24" diameter range would need to be removed. Based on this analysis, the applicant made the decision to keep the existing driveway, but limit it to ingress only in order to meet County sight distance standards and eliminate the removal of oak trees.

Egress Location B

At the Access B location, to achieve the sight distance calculated to the left, two trees in the 18-24" diameter range would need to be removed. These two trees lie immediately at the edge of the roadway and reduce the general safety of this section of roadway by not allowing any safe recovery area for vehicles that may slightly drift off the edge of pavement and are the same two trees described in the existing primary access location discussion. When these trees are removed, the roadway safety is improved and the County stopping sight distance standards are met. Also, there are two trees on the subject property in the 12'-18" diameter range that would also need to be removed to construct the access driveway depending on the actual site design.

³ Refer to sight distance analysis report dated July 1, 2013 by OEG attached to this report.

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Cumberland and Green LLP
June 10, 2015
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SUMMARY

The proposed Pasolivo project consists of the following elements:

- Continued Use of Existing 3,100 sf building for Ag Production and Storage
- New Public Tasting Room Building: 2,600 sf
- New Ag Production Storage Building: 3,000 sf
- New Replacement Barn (6,820 sf):
 - Ag Production Storage: 3,091 sf
 - Active Use (Processing, Admin, etc): 3,729 sf


Based on this project summary, the estimated project trip generation is 62 daily (ADT) with 11 peak hour trips. For the RSA purposes, the number of "public" trips generated by the project totals seven peak hour trips and 38 daily trips. Based on the existing roadway volumes (637 ADT), the additional project traffic (62 ADT) does not change the existing roadway Level of Service (LOS A).

The project RSA found that, since the project is expected to typically generate less than 10 Peak Hour Trips at build out and the temporary event peak hour trip total is 80 trips, roadway improvements are not required by the RSA policy. Further, no traffic collision safety issues were identified in the RSA.

Based on the project access/egress driveway sight distance analysis, the proposed access/egress locations meet the County requirements.

Should you have any questions, feel free to contact us.

Sincerely,
Orosz Engineering Group, Inc.



Stephen A. Orosz, P.E.
Traffic Engineer



Enclosures

- County Board of Supervisor's Resolution 2008-152
- Roadway Level of Service Table 4.12-3
- Sight Distance Evaluation, prepared by OEG- dated July 1, 2013

**Santa Margarita Ranch Agricultural Residential Cluster Subdivision Project and Future Development Program EIR
Section 4.12 Transportation and Circulation**

lanes. The threshold volumes are approximate and serve as a general guide for determining if a roadway is below or over capacity.

Table 4.12-3. Daily Traffic Volume (Local Roadway) Level of Service Definitions

Roadway Type	Maximum Daily Volume				
	LOS A	LOS B	LOS C	LOS D	LOS E
2-Lane Arterial (with left-turn lane)	11,000	12,500	14,500	16,000	18,000
2-Lane Arterial (no left-turn lane) ¹	5,000	6,250	7,750	10,000	11,250
2-Lane Collector/Local Street ¹	3,500	4,750	6,000	6,750	8,500

Source: Highway Capacity Manual, Transportation Research Board, 2000.

¹ Threshold volumes are the average of the range presented in the South County Traffic Model Update Draft Final Report prepared by Omni-Means, as derived from the 2000 HCM. This accounts for the nonstandard design features of some roads in the study area, such as narrow lane widths and dirt shoulders.



OEG Ref 13-503

July 1, 2013

Troy Group, Inc.
940 S. Coast Drive, Suite 260
Costa Mesa, CA 92626

Subject: Pasolivo- Sight Distance and Speed Survey at 8530 Vineyard Drive
Paso Robles, CA 93446

Dear Troy Group:

Orosz Engineering Group, Inc. (OEG) has prepared the following letter report for a sight distance analysis relative to the subject project. We have reviewed the project information provided by Mandi Pickens of Kirk Consulting, are familiar with the study area, the County of San Luis Obispo procedures and their requirements for sight distance analysis. Site visits were conducted on May 22, 2013 and June 26, 2013 to document the actual field conditions, lane geometry, sight distance and vehicle speeds. The site assessment included an evaluation of potential compliant driveway locations along the property's frontage on Vineyard Drive. This report discusses all of the potential driveway locations analyzed and their compliance with the County of San Luis Obispo sight distance standards.

PROJECT LOCATION

The project site is located along the eastern side of Vineyard Drive. An existing driveway provides access to the olive facilities. In the vicinity of the subject property, Vineyard Drive has a few minor curves in the road and there are several trees that are close to the roadway. The location of the three site access points studied is shown in Exhibit 1. Access at the existing driveway location (Location A) will remain. Additional access driveways off of Vineyard Drive (Locations B, C and D) were analyzed as either primary access relocation and/or secondary access alternatives.

This section of Vineyard Drive contains two travel lanes, one in each direction. The travel lanes are approximately 12 feet wide. Based on a field speed survey conducted on Thursday, May 22, 2013 by OEG staff, the 85th percentile speed was found to be 45 MPH in the northbound approach and 50 MPH for the southbound approach along the portion of Vineyard Drive adjacent to the project site. (See Attachment A for the speed survey.)

SIGHT DISTANCE EVALUATION

The project proposes to utilize the existing primary driveway located on Exhibit 1 for access to the property. Two alternative access locations to the north are also being considered. The County of San Luis Obispo Public Works Department has developed stopping sight distance standards. The sight distance standards provide stopping distances for various operating vehicle speeds. Based on the

Troy Group, Inc.
 July 1, 2013
 Page 2

observed operating speeds on Vineyard Drive, the required stopping sight distance varies between 360 feet and 430 feet depending on the approach speeds observed. The actual stopping sight distance available is summarized in the following table, based on field measurements collected at the each proposed access location; along with the required sight distance and the approach speed. When two values are provided in the available stopping sight distance tabulation, the first value is the existing available sight distance and the second sight distance value is the distance that would result if trees that block the sight distance are removed.

Location	Required Stopping Sight Distance	Available Stopping Sight Distance		Comments
		Looking to Drivers Left	Looking to Drivers Right	
Existing Access (Location A)	NB 360' (45 MPH) SB 430' (50 MPH)	190'/340'	250'/450'	Short to left. Ok to right.
Alternative Access (Location B)	NB 360' (45 MPH) SB 430' (50 MPH)	250'/450'	500'+	Ok to left. Ok to right.
Alternative Access (Location C)	NB 360' (45 MPH) SB 430' (50 MPH)	500'+	500'+	Ok to left. Ok to right.
Alternative Access (Location D)	NB 360' (45 MPH) SB 430' (50 MPH)	430'	500'+	Ok to left. Ok to right.

Note: When two values are presented for the available stopping sight distance, the first number is the current condition while the second number is the sight distance with the recommended trees removed.

As seen in the table above, all of the alternative access driveways conditions meet or can meet the County sight distance standards. The existing driveway meets the sight distance standards in one direction and is slightly short by 20' in the other direction (with modifications). To achieve the sight distance values noted above, trees would need to be removed.

Existing Access (Location A)

The existing site driveway access has been functioning without any problems for some time. At the existing primary access, there is a grouping of about six trees that lie south of the driveway, within 6-8 feet of the edge of the roadway within the last 100 feet closest to the driveway. To achieve the sight distance (calculated in the table above) to the left, about five of these trees varying in diameter from approximately 6"-24" would need to be removed. Even if the significant number of trees is removed, the County stopping sight distance criteria cannot be met due to the existing roadway geometrics. To achieve the sight distance calculated to the right, two additional trees in the 18-24" diameter range would need to be removed. These two trees lie immediately at the edge of the roadway and reduce the general safety of this section of roadway by not allowing any safe recovery area for vehicles that may slightly drift off the edge of pavement.

Since the existing driveway access has been functioning well for some time and the removal of the five trees to the south and the two trees to the north would improve the visibility for motorists using the intersection.

Troy Group, Inc.
July 1, 2013
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Alternative Access Location B

At the Alternative Access B location, to achieve the sight distance calculated to the left, two trees in the 18-24" diameter range would need to be removed. These two trees lie immediately at the edge of the roadway and reduce the general safety of this section of roadway by not allowing any safe recovery area for vehicles that may slightly drift off the edge of pavement and are the same two trees described in the existing primary access location discussion. When these trees are removed, the roadway safety is improved and the County stopping sight distance standards are met. Also, there are two trees on the subject property in the 12'-18" diameter range that would also need to be removed to construct the access driveway depending on the actual site design.

Alternative Access Location C

At Alternative Access Location C, no trees impair the required County stopping sight distance dimensions. Minor grading on-site would be required to meet the County standards in addition to the construction of a County Standard Rural driveway apron.

Alternative Access Location D

This access would utilize an existing ranch road and gate for access to Vineyard Drive. At this location, no trees impair the required County stopping sight distance dimensions. Construction of a County Standard Rural driveway apron would be required.

SUMMARY

Three of the alternative access locations (B, C and D) meet or can meet the minimum stopping sight distance standards set by the County of San Luis Obispo (with tree removal at Location B). No modifications to the landscape at Locations C or D are required. The driveway aprons at each site access would need to be constructed to meet current County rural driveway standards. The existing site driveway, while it does not meet the current County minimum stopping sight distance standards, has not experienced a significant crash history. This existing access location safety would be improved with some or all of the recommended trees removed. With the recommended improvements (tree removal and driveway apron construction), there are several viable driveway access locations that can be utilized by the project.

Should you have any questions, feel free to contact us.

Sincerely,

Stephen A. Orosz
Stephen A. Orosz

Stephen A. Orosz, P.E.
Orosz Engineering Group, Inc.

Enclosures

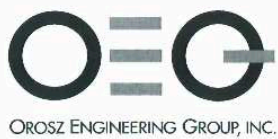




- A** Existing access
- B** Alternative access #1
- C** Alternative access #2
- D** Alternative access #3



NOT TO SCALE



ACCESS LOCATION MAP
Pasolivo

1

ATTACHMENT 6

Exhibit B

VEHICLE SPEED DATA																				
Location: Vineyard Drive					Direction: N/S					Date: 5/22/2013										
File:					Time: 2:15 PM															
MPH	NUMBER OF VEHICLES																		TOTAL EACH SPEED	
	5				10				15				20							
55 & over	O	O	O																3	50
																			0	47
	O																		1	47
	O																		1	46
50																			0	45
	X																		1	45
	O	X	X																3	44
	O																		1	41
45	O																		1	40
	O	X																	2	39
	O	O	O	X	X														5	37
	O																		1	32
40	O	O	X																3	31
	O	X																	2	28
	O	O	X	X															4	26
	O	X	X																3	22
35	O	X																	2	19
	O	X	X	X	X	X													6	17
	X																		1	11
	O	O	X																3	10
30 & under	O																		1	7
	X																		1	6
	X																		1	5
	X																		1	4
30 & under	X																		1	3
	O	X																	2	2
TOTAL NUMBER OF VEHICLES OBSERVED																		50	50	

X - Northbound
O - Southbound

NB 85th percentile speed 45, use 45 MPH
SB 85th percentile speed 52, use 50 MPH

NB Pace 36 MPH - 45 MPH
SB Pace 40 MPH - 49 MPH

IN THE BOARD OF SUPERVISORS

County of San Luis Obispo, State of California

Tues day May 6, 2008PRESENT: Supervisors Harry L. Ovitt, Bruce S. Gibson, Jerry Lenthall,
K.H. 'Katcho' Achadjian, and Chairperson James R. Patterson

ABSENT: None

RESOLUTION NO. 2008-152**RESOLUTION REVISING POLICIES REGARDING LAND DEVELOPMENT
IMPROVEMENTS ON COUNTY MAINTAINED STREETS AND ROADS**

The following Resolution is now offered and read:

WHEREAS, on July 2, 1991, the Board of Supervisors adopted Resolution No. 91-367, establishing requirements for subdivision street and road improvements on County-Maintained Roads; and

WHEREAS, since that time there has been increased interest in a type of development known as Agricultural Cluster subdivisions; and

WHEREAS, there have been other types of intensification of land use in rural areas which need to have appropriate levels of road improvements required as conditions of approval in order to provide safe conditions for the public using the County-maintained road system; and

WHEREAS, the rate of vehicle collisions in the rural areas of San Luis Obispo County have had an increasing trend for several years, indicating a need to revise development policies.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Board of Supervisors of the County of San Luis Obispo, State of California, as follows:

A. Road Improvement Requirements

1. **Improvements required with subdivisions.** County-maintained streets or roads fronting subdivisions shall be improved to current County Public Improvement Standards, including bikeways where designated in the latest adopted edition of the County Bikeways Plan, when the subdivision is within:
 - a. Industrial, Commercial Retail, Commercial Service, Office/Professional, Residential Suburban, Residential Single Family or Residential Multi Family land use categories or,
 - b. Residential Rural land use category, where that roadway has a projected Average Daily Traffic (ADT) greater than 100.

In cases (a) and (b), the County-maintained street or road shall be improved fronting the property, and continuing to the nearest paved publicly-maintained road which meets or exceeds the standard improvements required. The level of improvement (e.g., A-1 rural, A-1j gravel, A-2 urban or A-3 commercial/industrial) shall be required as defined in the Public Improvement Standards and as further defined by this Resolution.

- c. Agriculture or Rural Lands land use categories, where the subdivision is a cluster.

In case (c), the County-maintained road shall be improved to widen to complete the project side of an A-1 (rural) standard according to the criteria in Table 1:

Table 1. Criteria for road improvements for Ag/RL cluster subdivisions

Number of residential lots per entrance*	Improve this length of road**
1-7	300 feet each side of entrance
8-20	1/4 mile, centered on entrance
21-40	1/2 mile, centered on entrance
41+	1 mile, centered on entrance

- * For projects which propose a "loop" configuration, half of the lots along the loop shall be assumed to be served by each entrance.

- ** Where the subdivision adjoins two or more County-maintained roads, the length shall be measured along the road with the highest traffic volume, measured from the intersection with the road with the second-highest traffic volume, as determined by the Department of Public Works.

2. **Improvements required for developments which attract public traffic.** Land development projects in rural areas which are not subdivisions, and which will attract general public traffic (e.g., wine tasting, ag tourism, events, etc.) on County-maintained roads, shall be approved with a condition to widen to complete the project side of an A-1 (rural) standard according to the criteria in Table 2 below, prior to occupancy of any new structure, or initiation of the use, if no structure is proposed. In addition, all land development projects shall be subject to the requirements of the County Public Improvement Standards for requirements of any driveway connections to the County-maintained road system. This may involve paving, grading or vegetation clearance as necessary to provide proper sight distance and handling of drainage.

Table 2. Criteria for road improvements for non-subdivision developments

Development regular ops. General public peak hour trips	Development event General public peak hour trips	Improve this length of road*
1-10	1-100	RSA** only
11-20	101-200	1/4 mile from entrance toward nearest intersection + RSA**
21-40	201-400	1/2 mile from entrance toward nearest intersection + RSA**
41+	400+	1 mile from entrance toward nearest intersection + RSA**

- * Where the development adjoins two or more County-maintained roads, the length shall be measured along the road with the highest traffic volume, measured from the intersection with the road with the second-highest traffic volume, as determined by the Department of Public Works.

- ** RSA: Roadway Safety Analysis, defined in Section B (below).

3. **Public traffic on privately-maintained roads.** No proposed land development project in rural areas which will attract general public traffic (e.g., wine tasting, ag tourism, events, etc.), shall be permitted on roads which are privately maintained, without submission of a road maintenance agreement, signed by the owners of all property on which the access roads are located and binding upon their heirs and assigns. The agreement shall be required to establish an organized and perpetual mechanism to ensure adequate maintenance of the roads, acceptable to the Department of Public Works. Required improvements for the privately-maintained roads shall be based upon recommendations from the applicable fire protection agency.
4. **Cross-section required.** When subdivisions or other land development projects are required to construct improvements on streets or roads which are, or will become County-maintained, they shall contain the following cross-sectional elements:
 - a. Streets or roads which are entirely within a subdivision or development shall be improved to the full width of the appropriate standard section.
 - b. When the subdivision or development fronts a part-width street or road previously constructed through the activities of others, whether publicly-maintained or private, the subdivision or development shall be required to widen to complete the project side of the appropriate standard section from the Public Improvement Standards, fronting the property or for length determined by Tables 1 and 2 above.
 - c. When the subdivision or development fronts a street or road which is to be newly constructed, the initial part-width improvement shall be to construct the full improvement on the project side plus a full travel lane on the opposite side, according to the appropriate standard section from the Public Improvement Standards, fronting the property or for length determined by Tables 1 and 2 above. Any offsite extension to connect with existing streets or roads shall be constructed to the same standards.
5. **Additional safety improvements.** When a development project is required to perform a Roadway Safety Analysis, as defined in Section B below, the analysis shall consider all the improvements required by Section A to be in place, and then shall determine whether additional improvements are warranted to mitigate potential safety impacts of the traffic generated by the proposed development.

B. Roadway Safety Analysis

1. **When required.** To limit the exposure of increasing the number of collisions on the road, all developments in rural areas which will attract general public traffic (e.g., wine tasting, ag tourism, events, etc.) shall be required to perform a Roadway Safety Analysis (RSA).
2. **Improvements to reduce expected collision rate.** The Department of Public Works shall provide the existing collision rate for the road. In cases where the collision rate is greater than one standard deviation above the average collision rate for rural roads, the RSA shall proceed with an analysis of potential road improvements which would reduce the expected collision rate to acceptable limits. The improvements may include, but are not limited to, the following:
 - Superelevation revisions on existing curves
 - Widening of shoulders at curves to create a roadside recovery area
 - Removal of roadside obstacles
 - Improvement of shoulder width (minimum two feet) for recovery area
 - Reduction of vertical curves to improve sight distance
 - Enhance existing access points to improve safety
 - Turn movement channelization
3. **Limits of analysis.** The RSA shall evaluate the following length of road shown in Table 3:

Table 3. Roadway Safety Analysis requirements

Development regular ops. General public peak hour trips	Development event General public peak hour trips	Study/Improve this length of road
1-10	1-100	½ mile from entrance toward nearest intersection
11-20	101-200	1 mile from entrance toward nearest intersection
21-40	201-400	2 miles from entrance toward nearest intersection
41+	400+	3 miles from entrance toward nearest intersection

4. **Preparation requirements.** The analysis shall be performed by a Registered Civil Engineer or Registered Traffic Engineer, utilizing accident reduction factors as provided in Caltrans Local Programs Guidelines Manual, Chapter 9, "Hazard Elimination Systems," and models from Transportation Research Board Special Report 214 "Designing Safer Roads," which will quantify collision reduction based on curve and shoulder improvements.
5. **Coordination with project environmental determination.** The RSA shall be performed as part of the environmental determination for the proposed development project. Its recommendations shall then be incorporated into the Developer's Statement and conditions of approval for the project.

C. General Provisions

1. The determination of the necessary requirements to provide for the safety of the public using County roads will be based upon the maximum amount of general public traffic which will be generated by the proposed land use project. The Department of Public Works shall use the factors in Table 4 to estimate general public trip generation and determine what level of requirements in Tables 2 and 3 above shall apply.

For land development projects which include both regular operations and events, the amount of general public traffic generated by each shall be calculated by the Department of Public Works. The amount of traffic for regular operations and for events shall be considered separately. The amount of general public traffic (regular operations or events) which results in the greater improvement requirement in Tables 2 and 3 above shall determine the conditions for the project.

Table 4. General public trip generation factors

Type of land use	Trip generation factor
Single-family residential	Assume no <u>general public</u> trip generation
Farm support quarters	Assume no <u>general public</u> trip generation
Agricultural processing	Assume no <u>general public</u> trip generation
Retail, other visitor-serving areas	2.71 peak hour trips (pht) per 1,000 square feet
Events	0.4 pht per max. permitted attendance

Other land uses not shown in this table shall be estimated by Public Works staff based on information provided by the applicant and the Institute of Transportation Engineers Trip Generation Manual, most recent edition.

2. The requirements established by this Resolution shall apply to all street or road improvements constructed as a requirement of subdivision or land use permit applications which are deemed complete on or after the date of approval of this Resolution.
4. Nothing in this resolution shall be construed to preempt requirements of the California Environmental Quality Act or other applicable rules as adopted by appropriate authorities. Those other rules may require even greater mitigation measures which involve constructing greater levels of improvement.
3. This resolution supersedes and replaces Resolution 91-367.

ATTACHMENT 6

05/16/08 11:33 FAX 805 781 1228

SLO COUNTY PUBLIC WORKS

005

Upon motion of Supervisor Achadjian, seconded by Supervisor Gibson, and on the following roll call vote, to wit:

AYES: Supervisors Achadjian, Gibson, Ovitt, Lenthall, and Chairperson Patterson

NOES: None

ABSENT: None

ABSTAINING: None

the foregoing Resolution is hereby adopted.

JAMES R. PATTERSON
Chairperson of the Board of Supervisors

ATTEST:

JULIE L. RODEWALD
Clerk of the Board of Supervisors

[SEAL] By: SANDY CURRENS
Deputy Clerk

APPROVED AS TO FORM AND LEGAL EFFECT:

R. WYATT CASH
County Counsel

By: [Signature]
Deputy County Counsel

Dated: April 18, 2008

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STATE OF CALIFORNIA) COUNTY OF SAN LUIS OBISPO) ss
I, JULIE L. RODEWALD, County Clerk of the above entitled County, and Ex-Officio Clerk of the Board of Supervisors thereof, do hereby certify the foregoing to be a full, true and correct copy of an order entered in the minutes of said Board of Super-visors, and now remain- ing of record in my office.
Witness, my hand and seal of said Board of Super- visors this <u>may 15, 2008</u>
JULIE L. RODEWALD County Clerk and Ex-Officio Clerk of the Board of Supervisors
By <u>Sandy Currens</u> Deputy Clerk